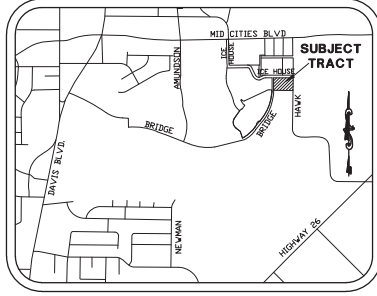
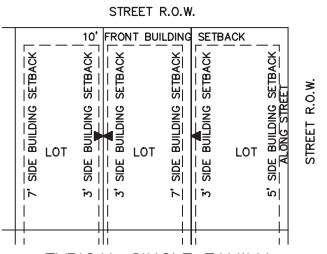


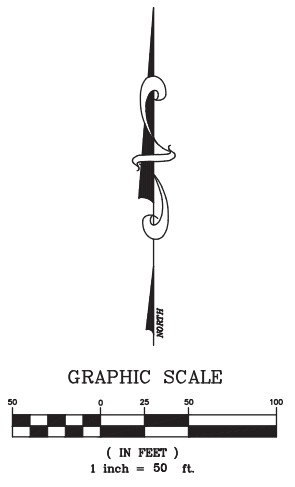
- LEGEND**
- POB POINT OF BEGINNING
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - ROW RIGHT-OF-WAY
 - BL BUILDING LINE
 - CA COMMON AREA
 - AE ACCESS EASEMENT
 - DE DRAINAGE EASEMENT
 - WE WATER EASEMENT
 - UE UTILITY EASEMENT
 - 7' X 7' UTILITY EASEMENT
 - STREET NAME CHANGE INDICATOR
 - 3-FT BUILDING LINE TO LOT LINE SEE LOT DETAIL, THIS SHEET



VICINITY MAP
SCALE: 1" = 2,000'



TYPICAL SINGLE FAMILY LOT DETAIL
NOTE: NO OVERHEAD STRUCTURES WITHIN 5' OF ADJACENT STRUCTURES.



- GENERAL NOTES:
1. SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 2. AREAS SHOWN ON THIS PLAT AS COMMON AREAS (CA) SHALL BE OWNED AND MAINTAINED BY THE TOWN CENTER ASSOCIATION.
 3. NO ELECTRICAL, TELECOMMUNICATION OR CABLE APPURTENANCES ARE PERMITTED IN THE FRONT OF THE PROPERTIES. ALL SHOULD BE PROVIDED FROM THE REAR PROPERTY LINES.
 4. GARAGE DOORS FACING REAR LANES (LA-15 AND LA-20-15) MUST BE AT LEAST 7.5 FEET FROM R.O.W.
 5. COORDINATES SHOWN HEREON ARE FROM NAD83 TEXAS STATE PLANE COORDINATE SYSTEM.
 6. SIGHT VISIBILITY EASEMENTS SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN 30 INCHES AND 9 FEET IN HEIGHT.

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	60.41'	086°12'49"	40.15'	37.58'	S43°15'29"E
C2	37.45'	021°27'32"	100.00'	18.95'	N79°20'01"W
C3	37.45'	021°27'32"	100.00'	18.95'	S79°20'01"E
C4	62.83'	090°00'00"	40.00'	40.00'	S44°56'13"W
C5	62.83'	090°00'00"	40.00'	40.00'	S45°03'47"E

NRH Case # PP 2016-12
PRELIMINARY PLAT
THE HOMETOWN CANAL DISTRICT, PHASE 5B
BEING 173,534 SQUARE FEET OR 3.984 ACRES OUT OF THE LONDON C. WALKER SURVEY, ABSTRACT NUMBER 1652
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

ARCADIA LAND PARTNERS 25, LTD. OWNER/DEVELOPER
3500 Maple Avenue, Suite 1165 (972) 774-9110
Dallas, Texas 75219
Contact: William Gietema

JBI PARTNERS, INC. SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B (972)248-7676
Addison, Texas 75001
Contact: Josh Luke, P.E.
TBPE No. F-438 TBPLS No. 10076000

OWNERS' CERTIFICATION

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS, ARCADIA LAND PARTNERS 25, LTD., is the owner of land located in the City of North Richland Hills, Tarrant County, Texas, and being a part of the Landon C. Walker Survey, Abstract Number 1652, and being a part of that tract of land described as Tract I conveyed to Arcadia Land Partners 25, Ltd. as recorded in County Clerk's Document No. D203472402, Tarrant County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the northwest corner of a street right-of-way conveyance to the City of North Richland Hills as recorded in County Clerk's Document No. D206244999, Tarrant County Deed Records, and said point being the intersection of the south right-of-way line of Ice House Drive (a 60 foot right-of-way) with the west right-of-way line of Hawk Avenue (a variable width right-of-way);

THENCE South 00 degrees 05 minutes 37 seconds East, 424.86 feet along the west right-of-way line of Hawk Avenue to a one-half inch iron found at the southwest corner of said Street right-of-way conveyance;

THENCE South 89 degrees 51 minutes 07 seconds West, 404.03 feet to a one-half inch iron rod found at the northwest corner of Lot 1, Block KK, Home Town NRH Addition, an addition to the City of North Richland Hills as recorded in Cabinet A, Page 9514, Tarrant County Plat Records, said point being in the east right-of-way line of Bridge Street (a variable width right-of-way);

THENCE along the east right-of-way of Bridge Street as follows:

North 80 degrees 42 minutes 56 seconds West, 15.00 feet to a one-half inch iron rod found for corner;
Northeasterly, 148.19 feet, along a curve to the left which has a central angle of 09 degrees 25 minutes 52 seconds, a radius of 900.27 feet, a tangent of 74.26 feet, and whose chord bears North 04 degrees 34 minutes 08 seconds East, 148.02 feet to a one-half inch iron rod found for corner;

North 00 degrees 03 minutes 47 seconds West, 275.49 feet to a one-half inch iron rod found for corner in the south right-of-way line of Ice House Drive;

THENCE North 89 degrees 56 minutes 13 seconds East, 406.65 feet along the south right-of-way line of Ice House Drive to the POINT OF BEGINNING and containing 173,534 square feet or 3.984 acres of land.

Surveyor's Certificate

Know All Men By These Presents:

That I, Dan B. Ramsey, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Frisco, Texas.

Dated this, the ____day of _____, 2016.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Dan B. Ramsey, R.P.L.S. # 4172



STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Dan B. Ramsey, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____day of _____, 2016.

Notary Public, State of Texas

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this ____th day of _____, 2016, to recommend approval of this Preliminary Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

NRH Case # PP 2016-12

PRELIMINARY PLAT

THE HOMETOWN CANAL DISTRICT,
PHASE 5B

BEING 173,534 SQUARE FEET OR
3.984 ACRES OUT OF THE
LANDON C. WALKER SURVEY, ABSTRACT NUMBER 1652

CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS

ARCADIA LAND PARTNERS 25, LTD. **OWNER/DEVELOPER**
3500 Maple Avenue, Suite 1165 (972) 774-9110
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Contact: Josh Luke, P.E.
TBPE No. F-438 TBPLS No. 10076000

ZONED: TC

12 SINGLE FAMILY LOTS
23 TOWNHOME LOTS

REVISED: NOVEMBER 30, 2016
SUBMITTED: OCTOBER 10, 2016